



**Price**

**£1,650 PCM**

Fees Apply



Available 30/04/25

**Church Paddock Court  
Wallington SM6**

**cubitt & west**  
Helping you move forwards



## Main Features

Off Street Allocated Parking

Private Rear Garden

Easy Access to London

Modern Fitted Kitchen

Two Bathrooms & Downstairs WC

NO PETS



**Deposit required is £1,903.85**  
**Sutton London - Council Tax Band Tax Band D**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/renting/tenancy-fees-individuals/](http://www.cubittandwest.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Sutton 020 86426266 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

**Lounge** 16x13

**Bedroom 1** 10'8x9'9

**Bedroom 2** 13x8'3

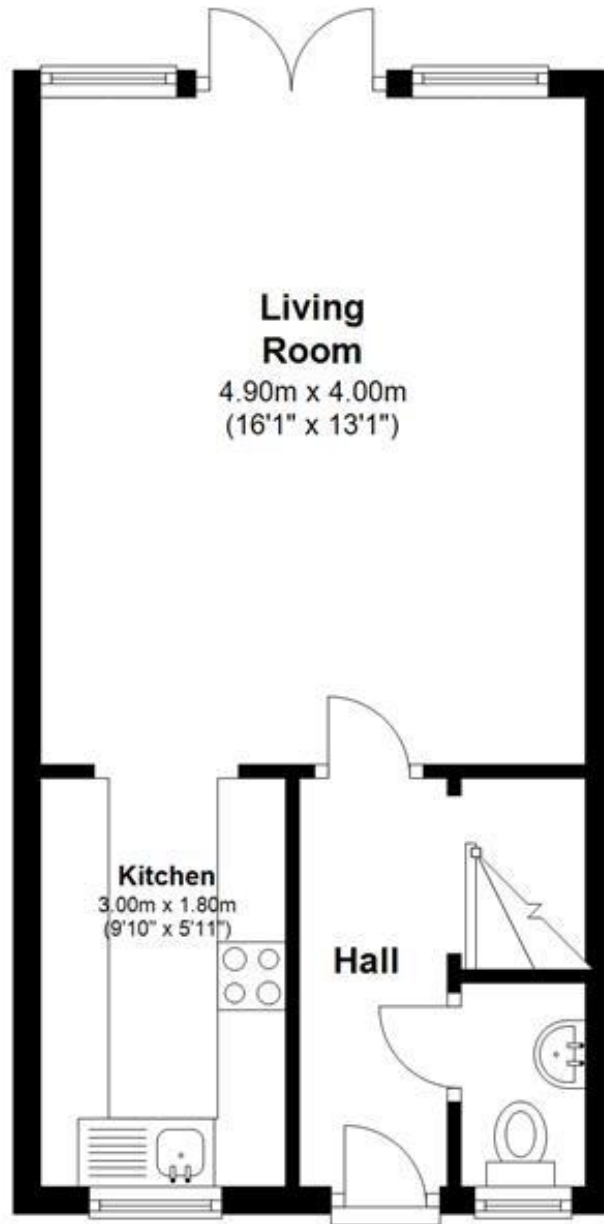
**Kitchen** 9'10x5'9

**Bathroom**

**Ensuite**



## Ground Floor



## First Floor

